



The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order

Invocation

Pledge of Allegiance

Quorum

Approval of Minutes for October 5, 2006

Commissioner McGuire moved to approve the minutes of October 5, 2006. Commissioner Thompson seconded. Motion carried 5 – 0.

Reading of the Agenda

Approval of the Agenda

Commissioner Atkins moved to approve the Agenda as presented. Commissioner Hall seconded. Motion carried 5 – 0.

Chairman Sprague

Tony Atkins

Brett McGuire

Chairman Sprague

Chairman Sprague

Director Browning

Chairman Sprague



Old Business

Rezoning.....Staff

1. **RZ 06-09-06**, Rezone Tax Map 073 Parcels 012, 012A, and 012B, 22.31 acres located at 213 Foxdale Drive and property located on Byrd Road from R-2 & R-1 to R-2 RCO. *Commission District 3.*

Commissioner Hall made the motion to table RZ06-09-06 until the November 2, 2006 planning commission meeting and leave open the public hearing. Commissioner Thompson seconded. Motion carried 5 - 0.

2. **RZ 06-09-08**, Rezone Tax Map 082A Parcel 075G, .32 acre located at 425 Vaughn Road from R-3 to P-1. *Commission District 1.*

Commissioner McGuire made the motion to approve RZ06-09-08 and to include departmental conditions and close the public hearing. Commissioner Atkins seconded. Motion carried 5 - 0.

New Business

Final Plat

Staff

Preliminary Plat

Staff

3. **Sumter Landing IV**, Conn Drive, Zoned R-1A RCO, 61 lots, 27.79 acres, *Commission District 3.*
4. **The Cherokee**, William Smith Parkway, Zoned PUD, 31 lots, 8.41 acres, *Commission District 3.*
5. **Brookhaven West**, William Smith Parkway, Zoned PUD, 58 units, 11.05 acres, *Commission*

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District 3.

Commissioner Hall made the motion to approve the preliminary plats for Sumter Landing IV, The Cherokee, and Brookhaven West and to include all departmental conditions. Commissioner McGuire seconded. Motion carried 5 - 0.

Rezoning

Staff

6. **Request to Initiate Rezoning of Various Properties**, several parcels on Hardy McManus and Three J Road with a combined acreage of approximately 287 acres from M-2 to R-1, *Commission District 1.*
Commissioner McGuire made the motion to authorize a county initiated rezoning of properties on Hardy McManus and Three J Road from M-2 to R-1. Commissioner Atkins seconded. Motion carried 5 – 0.
7. **RZ 06-10-01**, Rezone Tax Map 074C Parcel 042, 4.90 acres located at 4516 Jessie Road from R-2 to T-R. *Commission District 3.*
Commissioner Hall made the motion to table RZ06-10-01 until the November 2, 2006 planning commission meeting and leave open the public hearing. Commissioner Atkins seconded. Motion carried 5 - 0.
8. **RZ 06-10-02**, Rezone Tax Map 073C Parcels 045A and 052B, 5.02 acre located at 4487
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Columbia Road and 148 Pine Cone Place from C-2 and R-2 to C-C. *Commission District 3.*

Commissioner Hall made the motion to approve RZ06-10-02 and to include departmental conditions with the added conditions that the permanent fence structure shall be made of masonry, stone, or stucco and be 6 feet in height; a minimum buffer of 20 feet with Leland Cypress or comparable planted material; lighting to be directed away from the residential neighborhood; and that there would be no access to or from Pine Cone Place and close the public hearing. Commissioner McGuire seconded. Motion carried 5 - 0.

9. **RZ 06-10-03**, Rezone Tax Map 050 Parcels 7, 8, and 9, 2.32 acres located at 5672, 5674, and 5678 Columbia Road from R-A to M-2. *Commission District 3.*

Commissioner Thompson made the motion to table RZ06-10-03 until the November 2, 2006 planning commission meeting and leave open the public hearing. Commissioner Hall seconded. Motion carried 5 - 0.

Variance

Staff

10. **VA 06-10-01**, Variance from Section 90-53, Front Setback, from 80 feet to 65 feet, Tax Map 082 Parcel 026E, 0.81 acre located at 3770 Blackstone Camp Road. *Commission District 1.*

Commissioner McGuire made the motion to approve VA06-10-01 and to include departmental conditions and close the public hearing. Commissioner Atkins seconded. Motion carried 5 - 0.

11. **VA 06-10-02**, Variance from Section 90-53, Rear and Side Setback, from 40 feet to 20 feet, Tax



Map 078 Parcel 115, 5.96 acre located on Blue Ridge Drive. *Commission District 1.*
Commissioner Thompson made the motion to approve VA06-10-02 and to include departmental conditions and close the public hearing. Commissioner Hall seconded. Motion carried 5 - 0.

Staff Comments
Public Comments
Adjourn
Meeting Adjourned at 7:38 p.m.

Staff
Chairman Sprague
Chairman Sprague

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Stephen Brown]	Tom Sprague, Chairman
District 2 [Tommy Mercer]	Dean Thompson



District 3 [Diane Ford]	Deanne Hall, Vice-chairwoman
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: October 2006 / November 2006

Board/Commission	Date	Time	Location
Planning Commission	October 19, 2006	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	October 23, 2006	3:30 PM	Evans Government Center Auditorium
Planning Commission	November 2, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	November 7, 2006	6:30 PM	Evans Government Center Auditorium
Planning Commission	November 16, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	November 21, 2006	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	November 27, 2006	3:30 PM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on Tuesday,



November 7, 2006 at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, November 3, 2006 to place their name on the agenda for presentation.